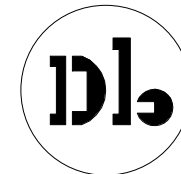


REBUILDING THE EXISTING SUPPORTIVE HOUSING AT ALAMEDA POINT (RESHAP) - DEVELOPMENT PLAN

**Project Sponsors: Alameda Point Collaborative, Building Futures, Operation Dignity, and MidPen Housing Corporation
(Collaborating Partners)**

Prepared by: David Baker Architects

September 25, 2017



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RESHAP

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Providing Housing for Veterans, Formerly Homeless Families, and Survivors of Domestic Violence

Alameda Point Collaborative (APC), Building Futures (BFWC), and Operation Dignity (OD) currently lease 34 acres of land at the former Naval Air Station from the City, pursuant to terms of long term legally binding agreements by rights conveyed through the Base Realignment and Closure Act. The three organizations utilize the aging Navy structures to collectively provide affordable housing and supportive services to over 500 formerly homeless residents. Together, they provide job skills training, mental health counseling, access to nutritious meals, opportunities for social enterprise, and opportunities to break the cycle of homelessness.



A Shared Vision to End Homelessness

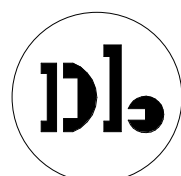
Alameda Point Collaborative (APC), Building Futures (BFWC), and Operation Dignity (OD) are partnering with MidPen to design, construct, own and operate new high quality housing at Alameda Point. RESHAP will create a cohesive community providing high quality and stable housing with enhanced services for the residents while also re-energizing the Main Street Neighborhood. Each partner brings specialized and complementary skills and experience to RESHAP.

APC was formed in 1999 to help families and individuals break the cycle of homelessness and poverty. APC now provides over 350 formerly homeless residents, including 200 children and youth, with the safety and stability of a place to call home. All residents will continue to have access to life and job skills training and substance abuse and mental health counseling provided by a team of highly skilled professionals.

BFWC was founded in 1988 and provides a continuum of care, resources, programs, and services to help Alameda County residents build futures free from homelessness and family violence. BFWC currently provides 52 units of permanent housing at Bessie Coleman Court located at Alameda Point. Services provided to the community include a 24-hour crisis line, a domestic violence outreach program providing support groups, and individual support and resources.

OD was founded in 1993 and assists homeless veterans and their families by providing emergency, transitional, and permanent housing and mobile outreach for homeless veterans in Alameda County. At Alameda Point, OD currently provides a mix of permanent supportive housing and transitional housing in 28 units at Dignity Commons. OD offers housing and employment search support, nutritious meals, veteran peer support, assistance accessing VA and other benefits, and connections to physical and mental health care.

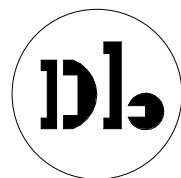
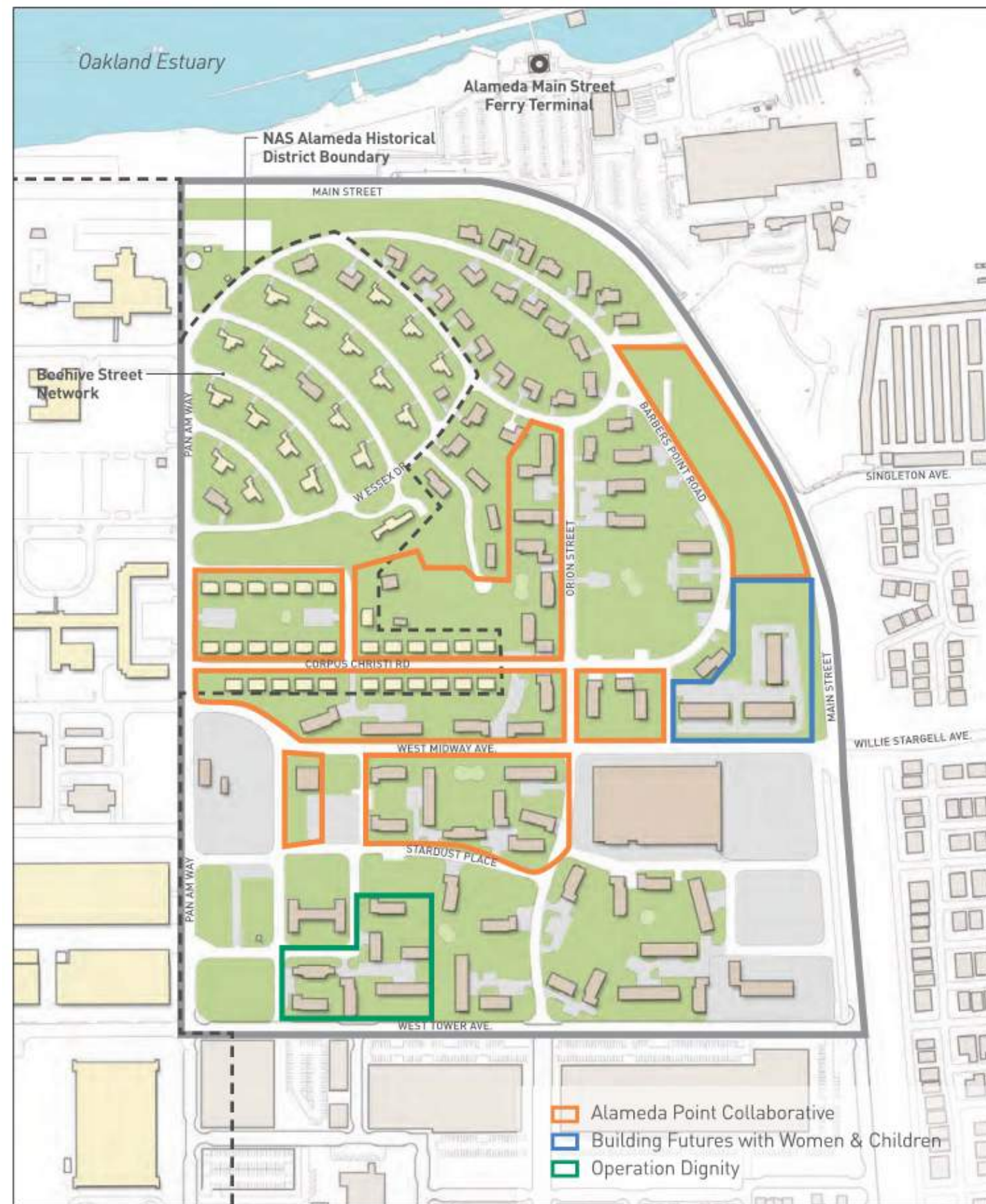
MidPen was founded in 1970 to address concerns over the lack of affordable housing in the San Francisco Bay Area. As one of the largest developers and owners of high-quality affordable rental housing in Northern California, MidPen has developed or rehabbed over 8,000 affordable homes and has provided housing solutions for low-income working families, seniors, and individuals with special needs. MidPen builds and manages properties to be long-term community assets.



RESHAP

**HISTORY OF PROVIDING
SUPPORTIVE HOUSING**

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RESHAP

EXISTING SUPPORTIVE HOUSING

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scale:
date: 2017.09.11



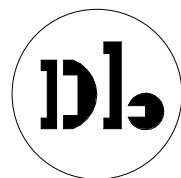
Throughout the summer and fall of 2015, the Collaborating Partners and David Baker Architects created and implemented a highly collaborative resident engagement process before developing the site plan. With nearly 500 residents living at the existing housing, the Collaborating Partners recognized the community's value in being an integral part of the planning process. Engagement opportunities included: community-wide design input meetings, monthly meetings with each provider's residents, focus groups with Collaborating Partners' staff, 1-on-1 interviews and other meetings as needed



Over 100 residents participated in each of the community-wide design meetings. The Collaborating Partners received over 600 comments regarding the housing types, indoor amenities, outdoor amenities, and site circulation. Common feedback we received included:

- Desire for variety of housing types to meet needs for family size, security, and accessibility
- Multi-purpose community spaces
- Street lighting
- Priority for people and bikes
- Outdoor seating, play areas, street trees

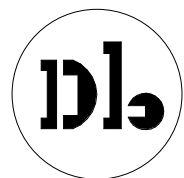
This invaluable feedback is reflected in the proposed RESHAP Development Plan's site, buildings, and open spaces.



RESHAP

PROPOSED RESHAP SITE

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date: 2017.09.11











RESHAP

EXISTING RESHAP SITE PHOTOS

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date: 2017.09.11

LEGEND

-  3 STORY APARTMENTS - ALAMEDA POINT COLLABORATIVE [68 DWELLINGS]
-  3 STORY APARTMENTS - OPERATION DIGNITY [72 DWELLINGS]
-  3 STORY APARTMENTS - BUILDING FUTURES [52 DWELLINGS]
-  MIXED-USE / COMMERCIAL BUILDINGS [32 DWELLINGS]
-  2 STORY TOWNHOMES - ALAMEDA POINT COLLABORATIVE [43 DWELLINGS]
-  SUPPORTIVE SERVICES SPACES
-  2 STORY BARN / COMMUNITY CENTER
-  PLAY AREA



RESHAP Illustrative Site Plan
1" = 100'-0"



RESHAP

ILLUSTRATIVE PLAN - ALL PHASES

21510
scale: As indicated
date: 2017.09.11



ILLUSTRATIVE SITE PLAN - PHASE 1



ILLUSTRATIVE SITE PLAN - PHASE 2












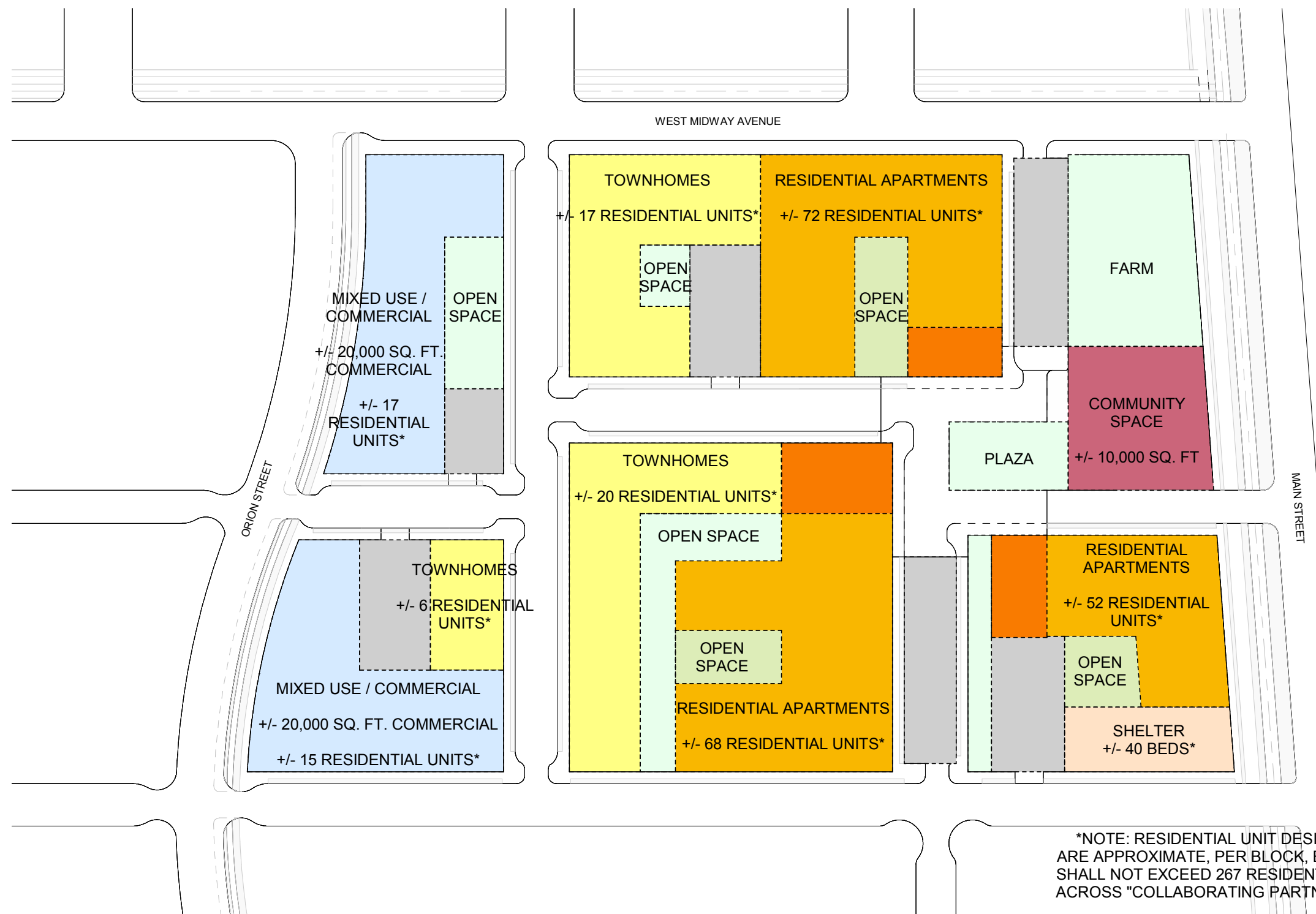
ILLUSTRATIVE SITE PLAN - PHASE 3



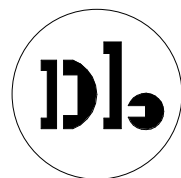
ILLUSTRATIVE SITE PLAN - PHASE 4

LEGEND

	MIXED USE / COMMERCIAL	+25' HEIGHT
	RESIDENTIAL APARTMENT	+35' HEIGHT
	TOWNHOME	+30' HEIGHT
	SHELTER	+15' HEIGHT
	RESIDENT SERVICES	
	COMMUNITY SPACE	+18' HEIGHT
	OPEN SPACE - NEIGHBORHOOD	
	OPEN SPACE - RESIDENTS	
	PARKING	



Site Plan - Land Use
1" = 100'-0"



RESHAP

LAND USE DIAGRAM

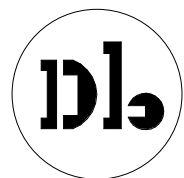
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LEGEND

- PRIVATE PARK / PASSAGE
- PRIVATE PLAZA
- PRIVATE COURTYARD
- FARM

Site Plan - Open Space
1" = 100'-0"












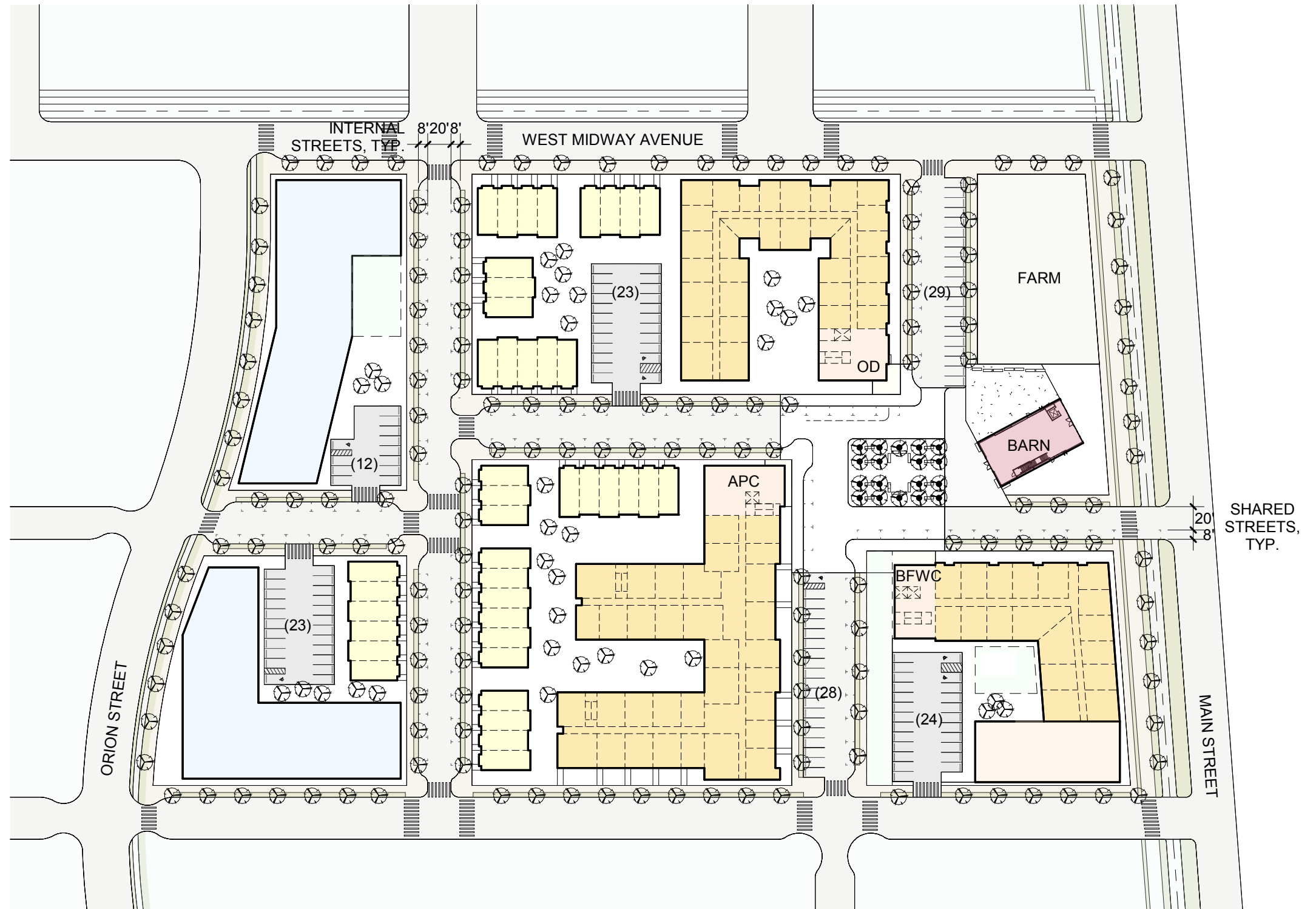
RESHAP

OPEN SPACE DIAGRAM

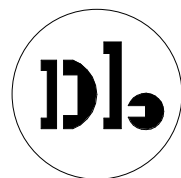
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date: 2017.09.11

LEGEND

	MIXED USE / COMMERCIAL	+25' HEIGHT
	RESIDENTIAL APARTMENT	+35' HEIGHT
	TOWNHOME	+30' HEIGHT
	SHELTER	+15' HEIGHT
	RESIDENT SERVICES	
	COMMUNITY SPACE	+18' HEIGHT
	OPEN SPACE - NEIGHBORHOOD	
	OPEN SPACE - RESIDENTS	
	PARKING	



Ground Floor Plan
1" = 100'-0"












RESHAP

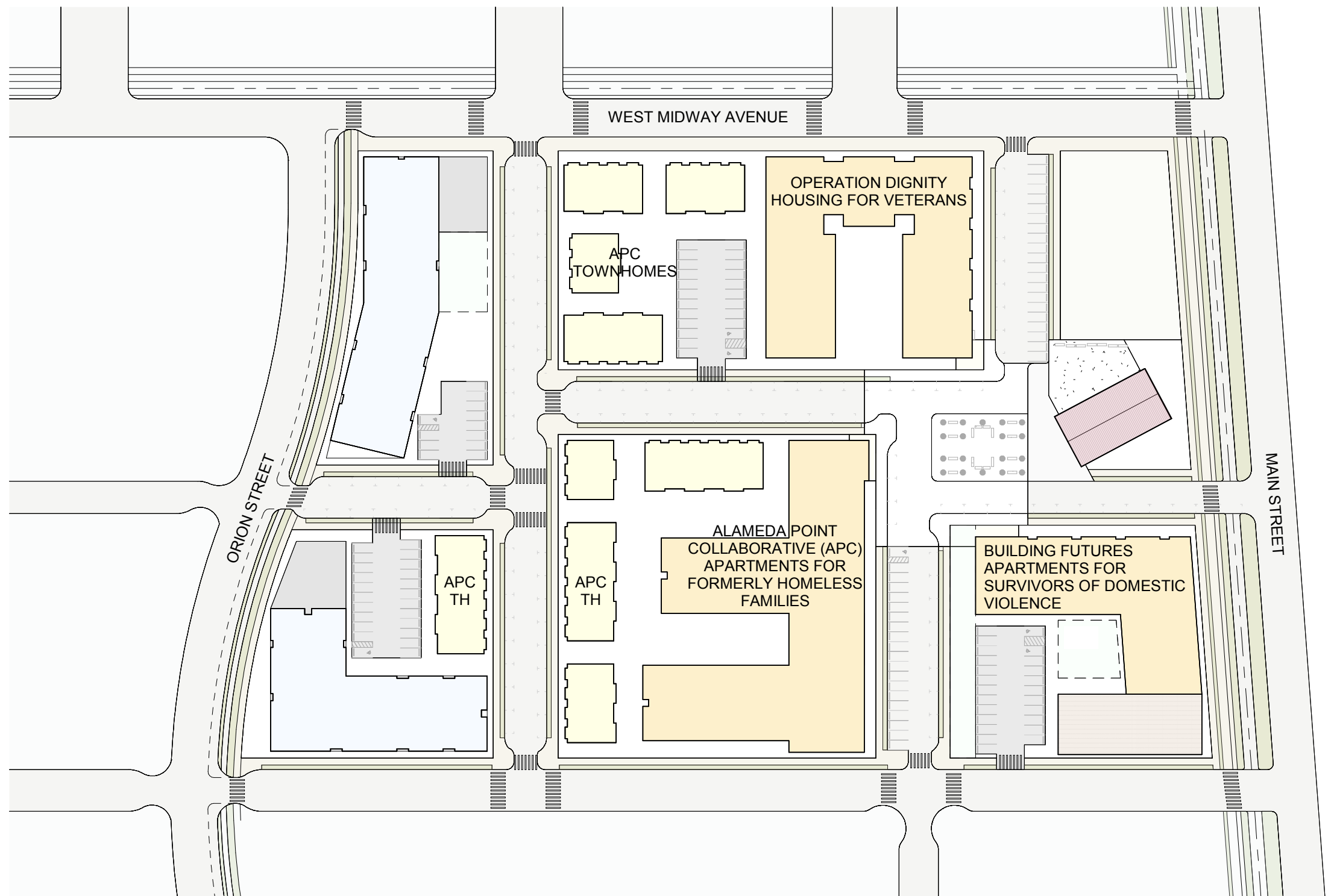
GROUND FLOOR PLAN

21510
scale: As indicated
date: 2017.09.11

100% AFFORDABLE

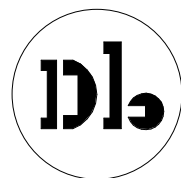
LEGEND

	MIXED USE / COMMERCIAL	+25' HEIGHT
	RESIDENTIAL APARTMENT	+35' HEIGHT
	TOWNHOME	+30' HEIGHT
	SHELTER	+15' HEIGHT
	RESIDENT SERVICES	
	COMMUNITY SPACE	+18' HEIGHT
	OPEN SPACE - NEIGHBORHOOD	
	OPEN SPACE - RESIDENTS	
	PARKING	



Affordable Housing Plan

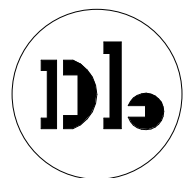
1" = 100'-0"



RESHAP

AFFORDABLE HOUSING PLAN

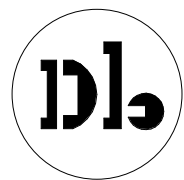
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RESHAP

AERIAL MASSING LOOKING SOUTH

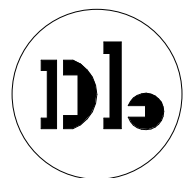
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date: 2017.09.11



RESHAP

AERIAL MASSING LOOKING NORTH

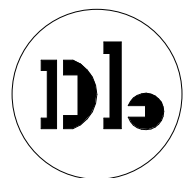
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RESHAP

COLLABORATING PARTNERS COMMUNITY PLAZA INTERSECTION

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scale:
date: 2017.09.11



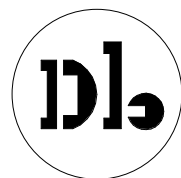
RESHAP

COLLABORATING PARTNERS PLAZA AND BARN

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scale:
date: 2017.09.11



LIVING IN DIGNITY AND HIGH QUALITY HOUSING



RESHAP

CHARACTER IMAGES

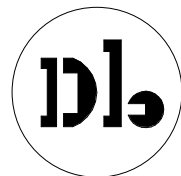
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DYNAMIC OPEN SPACES TO BUILD COMMUNITY



CULTIVATING
COMMUNITY WITH
ACTIVITIES &
OPPORTUNITIES
TO SOCIALIZE



RESHAP

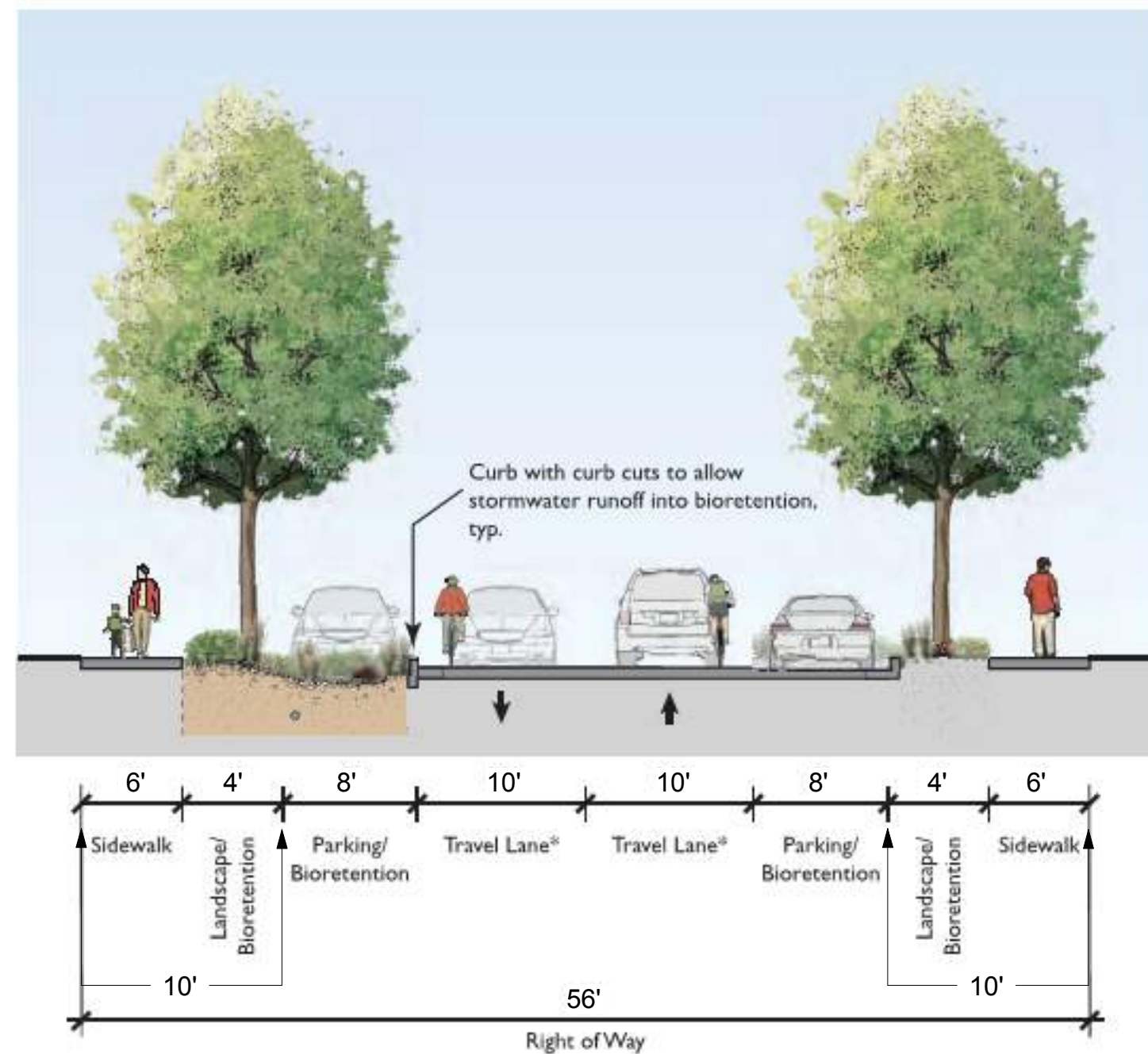
CHARACTER IMAGES

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scale:
date: 2017.09.11

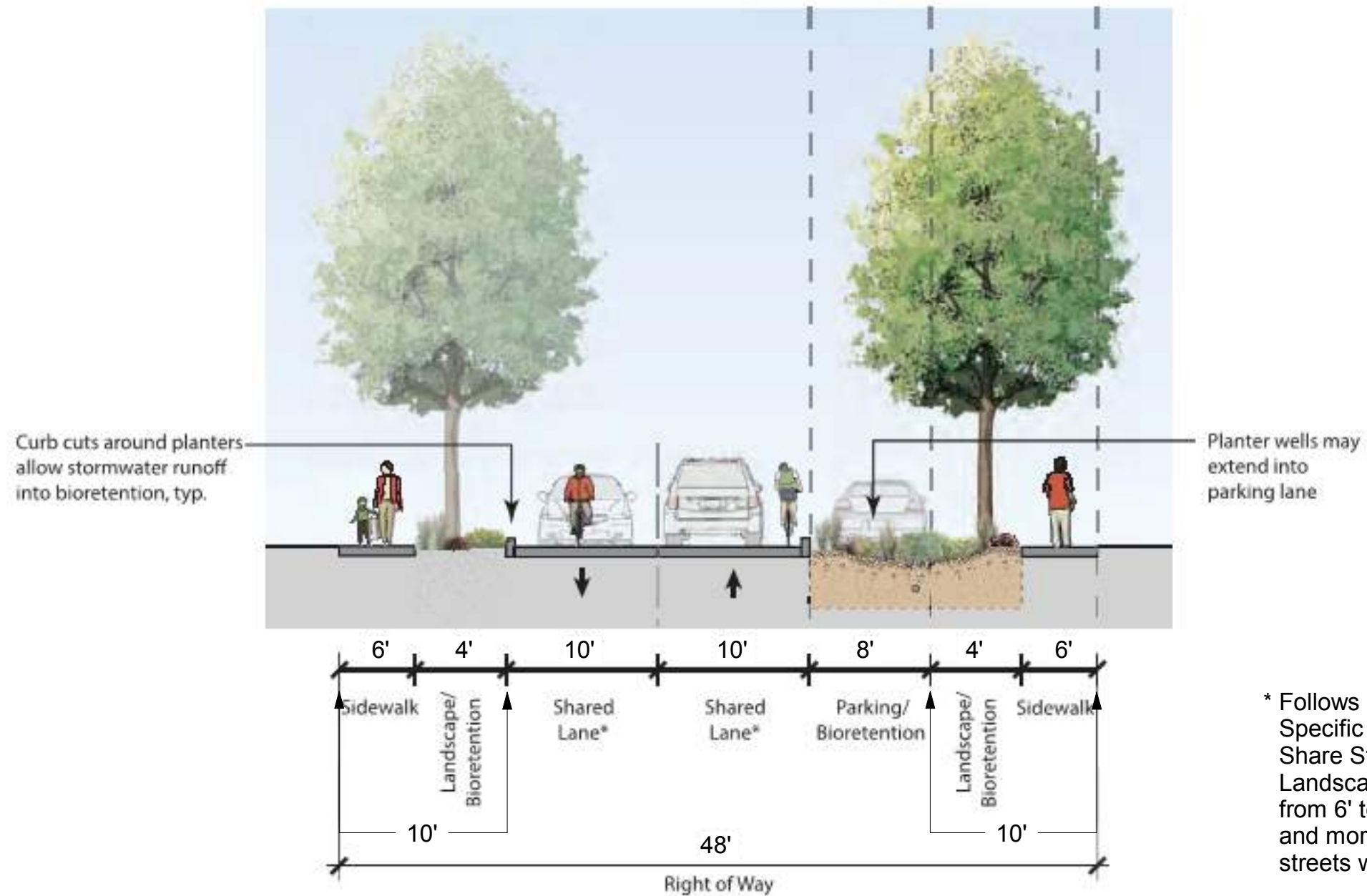


PROVIDING JOB OPPORTUNITIES
WHILE ENHANCING THE URBAN
AGRICULTURE CHARACTER OF THE
MAIN STREET NEIGHBORHOOD





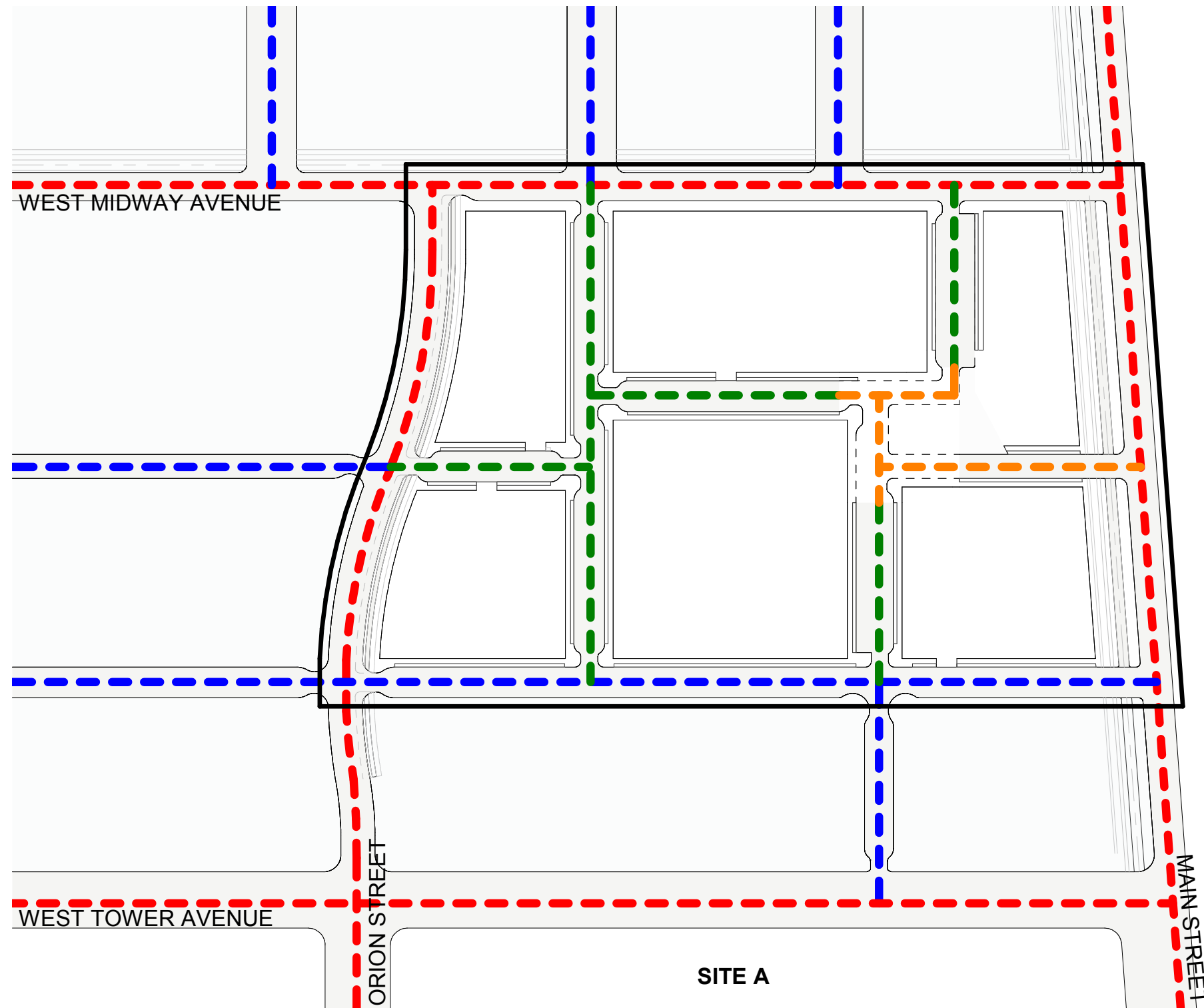
* Follows Main Street Neighborhood Specific Plan, Fig. 3-14 Local Street, with the exception of Landscape/Bioretentation deviation from 6' to 4' to promote smaller scale and more walkable neighborhood streets within the RESHAP site.



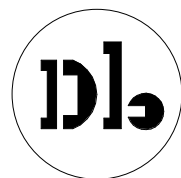
* Follows Main Street Neighborhood Specific Plan, Fig. 3-15 Neighborhood Share Street, with the exception of Landscape/Bioretentation deviation from 6' to 4' to promote smaller scale and more walkable neighborhood streets within the RESHAP site.

LEGEND

- RESHAP SITE
- - - EXISTING ARTERIAL ROAD TO BE IMPROVED, Per Main Street Specific Plan
- - - NEW LOCAL STREETS, Per Main Street Specific Plan
- - - NEW INTERNAL STREETS
- - - NEW SHARED STREETS



Vehicular Access Plan
1" = 150'-0"



RESHAP

PROPOSED VEHICULAR ACCESS

21510
scale: As indicated
date: 2017.09.11

MAIN STREET NEIGHBORHOOD MULTI-MODAL NETWORK

LEGEND

Regional Arterial

Island Arterial

Island Collector

Local Street

Project Area

Separated or Shared Pedestrian/Bike Trail

Bike Lane with Barrier (Cycle Track)

Bike Lane with Buffer

Bike Lane with Stripe

Sharrow/Shared Roadway

Primary Transit Street

Secondary Transit Street

The map illustrates the Main Street Neighborhood Multi-Modal Network. It features a grid of streets including Main Street, Barbers Point Road, Pearl Harbor Road, Wesley Drive, Orion Street, Pan Am Way, West Midway Ave, West Tower Ave, and Willie Stargell Ave. The map shows various transit routes (Primary and Secondary Transit Streets) and bike facilities (Bike Lanes with Barrier, Buffer, Stripe, and Sharrows/Shared Roadways). The map also includes a legend for street types (Regional Arterial, Island Arterial, Island Collector, Local Street) and project area. The map is sourced from the West Tower and Orion St South of West Tower - Alameda Point Site A Planning Board Exhibits, May 2015, and the Alameda Point Master Infrastructure Plan, 2014.

BICYCLE & TRANSIT FACILITIES

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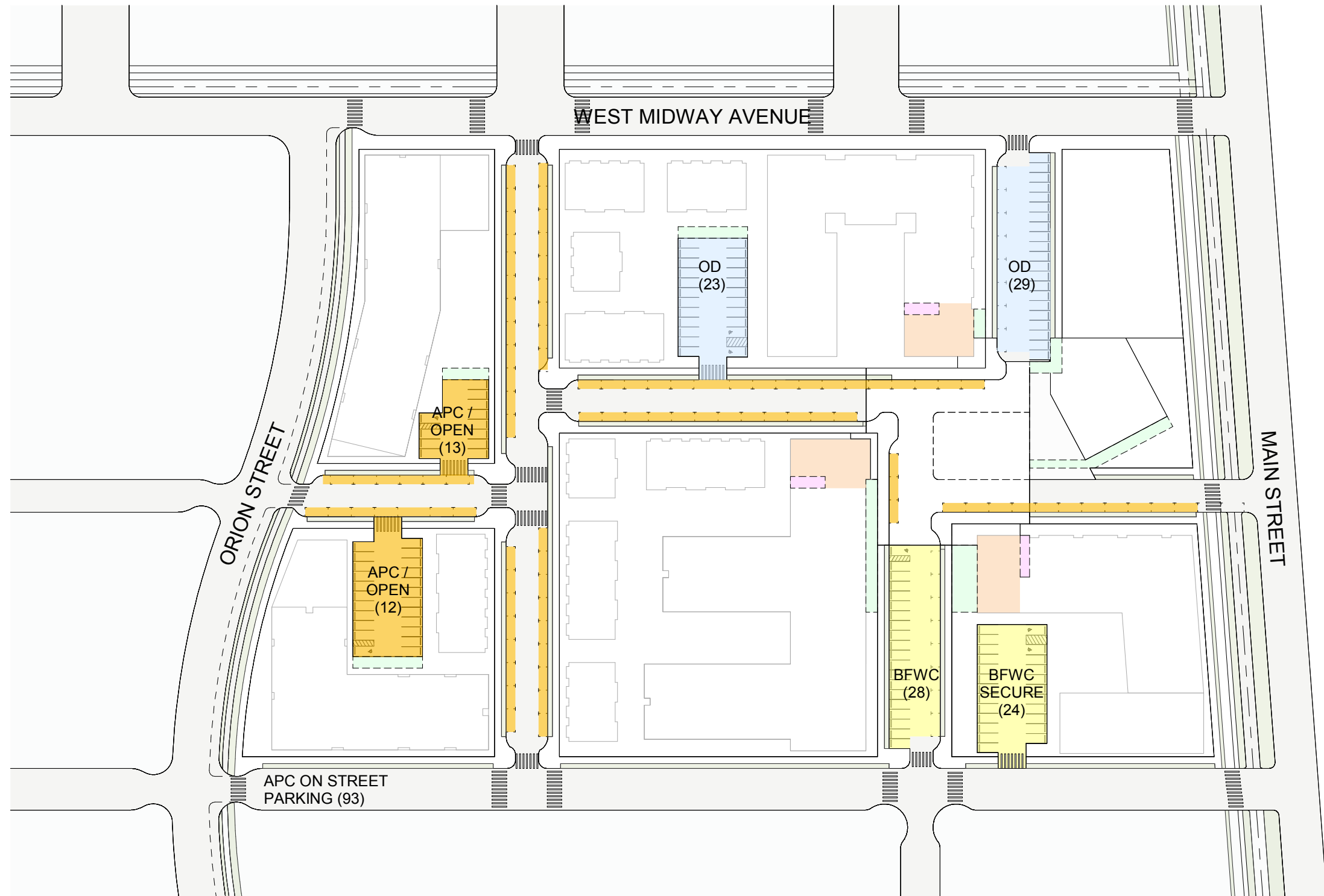
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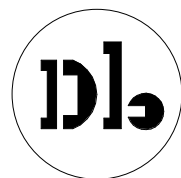
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LEGEND

- ALAMEDA POINT COLLABORATIVE PARKING (APC)
- BUILDING FUTURES PARKING (BFWC)
- OPERATION DIGNITY PARKING (OD)
- PUBLIC BICYCLE PARKING
- INTERIOR SECURE BICYCLE PARKING
- RESIDENT SERVICES



Parking/Bike Parking Plan
1" = 100'-0"



RESHAP

PARKING & BICYCLE PARKING PLAN

21510
scale: As indicated
date: 2017.09.11

SHRUB



Abelia x grandifolia
Abelia



Acanthus mollis
Bear's Breech



Aucuba japonica
Aucuba



Buddleja davidii
Butterfly Bush



Cistus
Rockrose



Diestes grandifolia 'Variegata'
Striped Forsythia Lily



Dodonaea 'Purpurea'
Purple Hopseed Bush



Hebe
Hebe



Citrus x meyeri
Dwarf Citrus Improved Meyer Lemon



Mimulus aurantiacus
Sticky Monkey Flower



Phormium 'Dazzler'
Dazzler Flax



Vaccinium darrowii
Southern High Bush Blueberry



Rosmarinus officinalis
Tuscan Blue Rosemary

GROUND COVER



Festuca glauca
Blue Fescue



Geranium 'Johnson's Blue'
Johnson's Blue Geranium



Limonium perezii
Sea Lavender



Fragaria californica
California Strawberry



Phormium 'Jack Spratt'
Jack Spratt New Zealand Flax



Thymus citriodorus
Lemon Thyme



Salvia officinalis
Garden Sage

VINES



Vitis labrusca 'Concord'
Concord Grape



Vitis californica
California Wild Grape

EDIBLE TREES



Prunus avium
Sweet Cherry



Prunus domestica
Greengage Plum

BIOSWALE



Scaevola aemula
N.C.N.



Teucrium fruticans
Compact Bush Germander



Viburnum tinus Dwarf
Dwarf Viburnum



Carex divisa
Berkeley Sedge



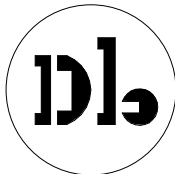
Chondropetalum tectorum
Little Cape Rush



Juncus patens
California Grey Rush



Lomandria longifolia
Mat Rush





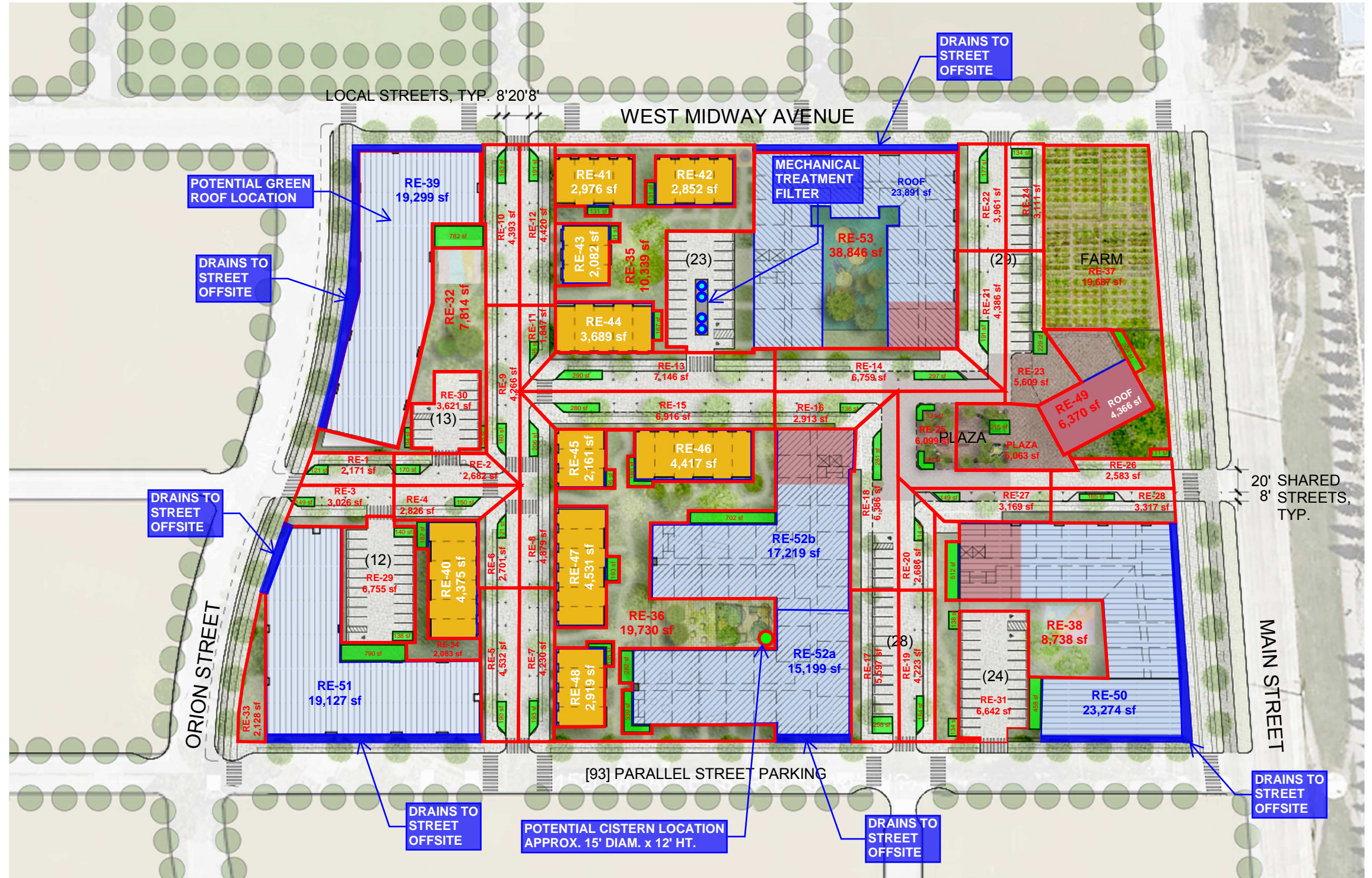
RESHAP

BAY FRIENDLY PLANTING

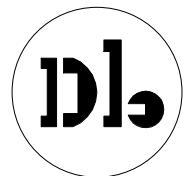
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LEGEND

-  3 STORY APARTMENTS - ALAMEDA POINT COLLABORATIVE [68 DWELLINGS]
-  3 STORY APARTMENTS - OPERATION DIGNITY [72 DWELLINGS]
-  3 STORY APARTMENTS - BUILDING FUTURES [52 DWELLINGS]
-  MIXED-USE / COMMERCIAL BUILDINGS [32 DWELLINGS]
-  2 STORY TOWNHOMES - ALAMEDA POINT COLLABORATIVE [43 DWELLINGS]
-  SUPPORTIVE SERVICES SPACES
-  2 STORY BARN / COMMUNITY CENTER
-  PLAY AREA
-  SHED AREA
-  BIORETENTION AREA



RESHAP Illustrative Site Plan
1" = 100'-0"



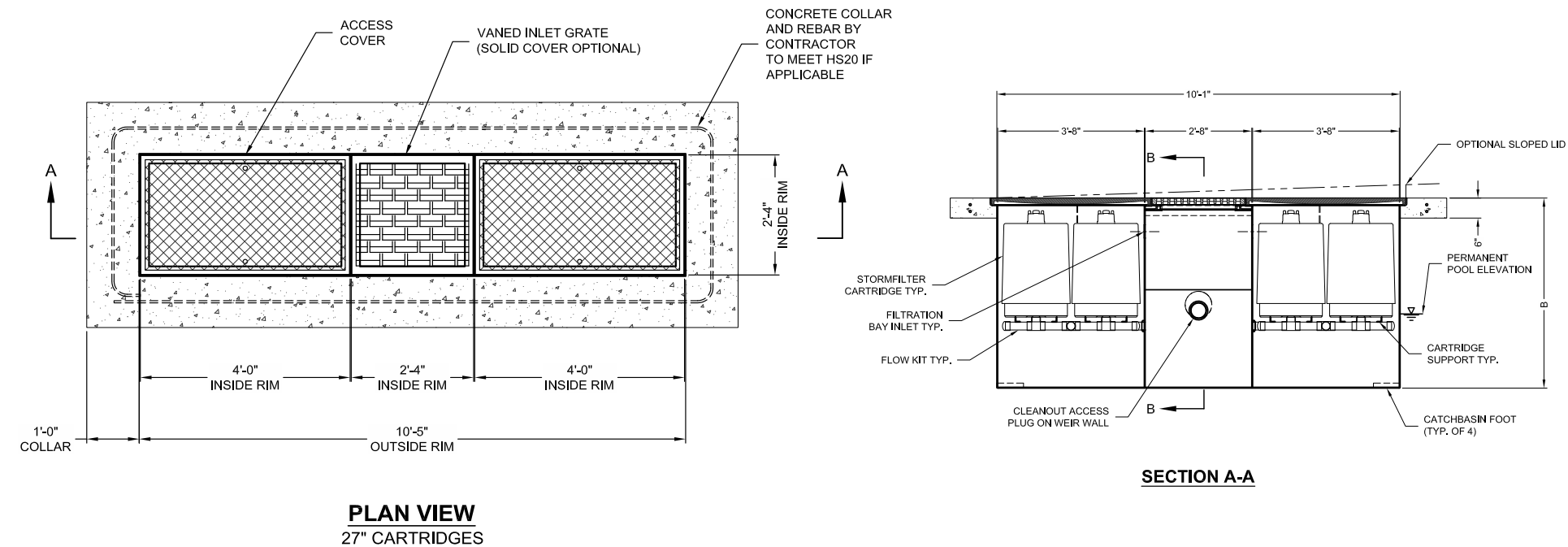
RESHAP

PRELIMINARY STORMWATER MANAGEMENT PLAN

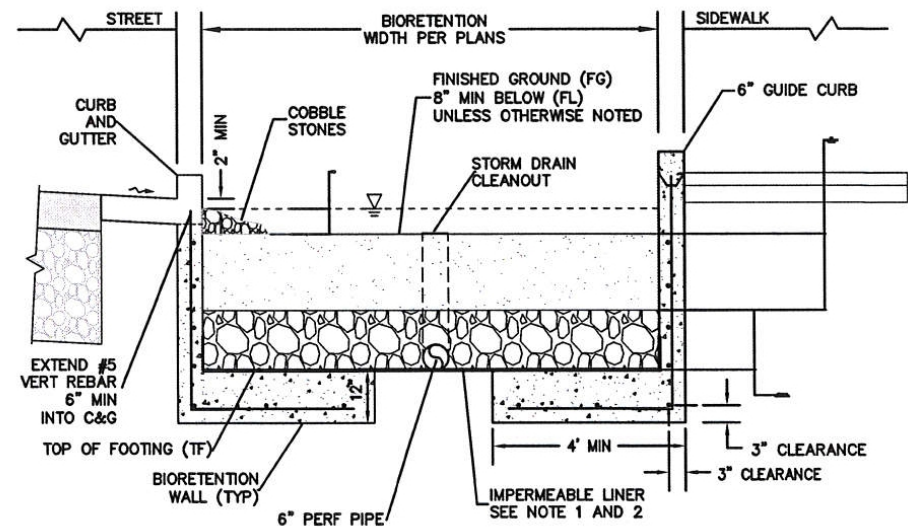
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date: 2017.08.15

TABLE 1: SHED/TREATMENT SUMMARY

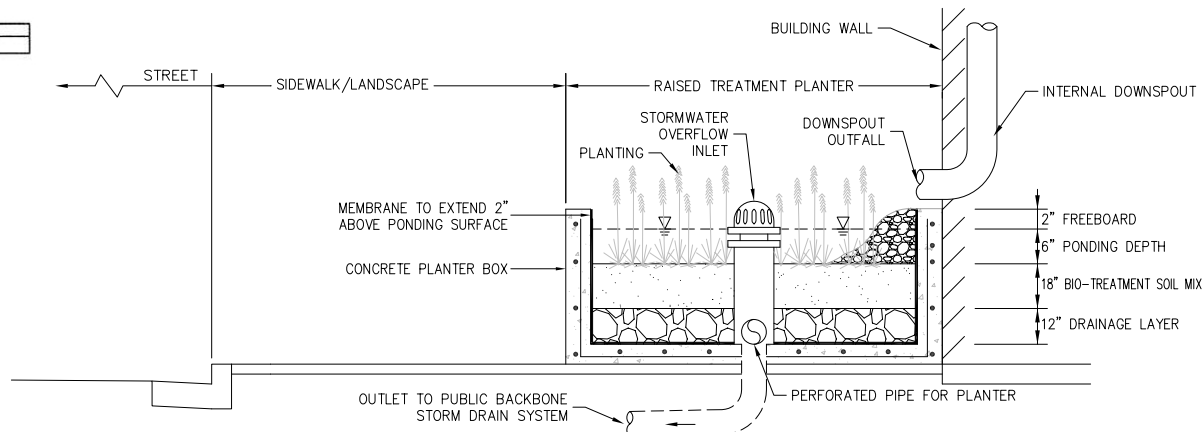
SHED	SHED AREA (S.F.)	ASSUMED IMPERVIOUS COEFFICIENT	TREATMENT AREA REQUIRED (S.F.)	TREATMENT AREA PROVIDED (S.F.)	SURFACE TYPE	TREATMENT MEASURE
RE-1	2,171	1.0	87	121	PAVING/LANDSCAPE	BIORETENTION AREA
RE-2	2,682	1.0	107	170	PAVING/LANDSCAPE	BIORETENTION AREA
RE-3	3,026	1.0	121	149	PAVING/LANDSCAPE	BIORETENTION AREA
RE-4	2,826	1.0	113	150	PAVING/LANDSCAPE	BIORETENTION AREA
RE-5	4,532	1.0	181	190	PAVING/LANDSCAPE	BIORETENTION AREA
RE-6	2,701	1.0	108	121	PAVING/LANDSCAPE	BIORETENTION AREA
RE-7	4,230	1.0	169	193	PAVING/LANDSCAPE	BIORETENTION AREA
RE-8	4,879	1.0	195	206	PAVING/LANDSCAPE	BIORETENTION AREA
RE-9	4,266	1.0	171	180	PAVING/LANDSCAPE	BIORETENTION AREA
RE-10	4,393	1.0	176	183	PAVING/LANDSCAPE	BIORETENTION AREA
RE-11	1,847	1.0	74	98	PAVING/LANDSCAPE	BIORETENTION AREA
RE-12	4,420	1.0	177	191	PAVING/LANDSCAPE	BIORETENTION AREA
RE-13	7,146	1.0	286	290	PAVING/LANDSCAPE	BIORETENTION AREA
RE-14	6,759	1.0	270	297	PAVING/LANDSCAPE	BIORETENTION AREA
RE-15	6,916	1.0	277	280	PAVING/LANDSCAPE	BIORETENTION AREA
RE-16	2,913	1.0	117	136	PAVING/LANDSCAPE	BIORETENTION AREA
RE-17	5,597	1.0	224	258	PAVING/LANDSCAPE	BIORETENTION AREA
RE-18	6,386	1.0	255	281	PAVING/LANDSCAPE	BIORETENTION AREA
RE-19	4,223	1.0	169	184	PAVING/LANDSCAPE	BIORETENTION AREA
RE-20	2,686	1.0	107	114	PAVING/LANDSCAPE	BIORETENTION AREA
RE-21	4,386	1.0	175	191	PAVING/LANDSCAPE	BIORETENTION AREA
RE-22	3,961	1.0	158	177	PAVING/LANDSCAPE	BIORETENTION AREA
RE-23	5,609	1.0	224	229	PAVING/LANDSCAPE	BIORETENTION AREA
RE-24	3,111	1.0	124	134	PAVING/LANDSCAPE	BIORETENTION AREA
RE-25	6,099	1.0	244	248	PAVING/LANDSCAPE	BIORETENTION AREA
RE-26	2,583	1.0	103	136	PAVING/LANDSCAPE	BIORETENTION AREA
RE-27	3,169	1.0	127	149	PAVING/LANDSCAPE	BIORETENTION AREA
RE-28	3,317	1.0	133	165	PAVING/LANDSCAPE	BIORETENTION AREA
RE-29	6,755	1.0	270	278	PAVING/LANDSCAPE	BIORETENTION AREA
RE-30	3,621	1.0	145	182	PAVING/LANDSCAPE	BIORETENTION AREA
RE-31	6,642	1.0	266	272	PAVING/LANDSCAPE	BIORETENTION AREA
RE-32	7,814	N/A	-	-	LANDSCAPE	SELF-TREATING
RE-33	2,128	N/A	-	-	LANDSCAPE	SELF-TREATING
RE-34	2,083	N/A	-	-	LANDSCAPE	SELF-TREATING
RE-35	10,339	N/A	-	-	LANDSCAPE	SELF-TREATING
RE-36	19,730	N/A	-	-	LANDSCAPE	SELF-TREATING
RE-37	19,687	N/A	-	-	LANDSCAPE	SELF-TREATING
RE-38	8,738	N/A	-	-	LANDSCAPE	SELF-TREATING
RE-39	19,299	1.0	772	782	ROOF	BIORETENTION AREA
RE-39	19,299	N/A	-	-	ROOF	POTENTIAL GREEN ROOF
RE-40	4,375	1.0	175	187	ROOF	BIORETENTION AREA
RE-41	2,976	1.0	119	131	ROOF	BIORETENTION AREA
RE-42	2,852	1.0	114	131	ROOF	BIORETENTION AREA
RE-43	2,082	1.0	83	91	ROOF	BIORETENTION AREA
RE-44	3,689	1.0	148	167	ROOF	BIORETENTION AREA
RE-45	2,161	1.0	86	96	ROOF	BIORETENTION AREA
RE-46	4,417	1.0	177	180	ROOF	BIORETENTION AREA
RE-47	4,531	1.0	181	193	ROOF	BIORETENTION AREA
RE-48	2,919	1.0	117	135	ROOF	BIORETENTION AREA
RE-49	6,370	1.0	255	290	ROOF/PAVING	BIORETENTION AREA
RE-50	23,274	1.0	931	970	ROOF	BIORETENTION AREA
RE-51	19,127	1.0	765	790	ROOF	BIORETENTION AREA
RE-52a	15,199	N/A	-	-	ROOF	POTENTIAL RAINWATER HARVESTING
RE-52b	15,199	1.0	608	621	ROOF	BIORETENTION AREA
RE-52b	17,219	1.0	689	702	ROOF	BIORETENTION AREA
RE-53	38,846	N/A	-	-	ROOF/PAVING/LANDSCAPE	MECHANICAL FILTER



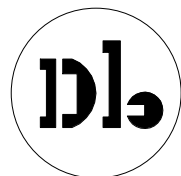
1 MECHANICAL STORMWATER FILTER
NTS



2 BIORETENTION AREA (STRUCTURED)



3 FLOW-THROUGH PLANTER



RESHAP

PRELIMINARY STORMWATER MANAGEMENT PLAN

21510
scale: As indicated
date: 2017.08.15